

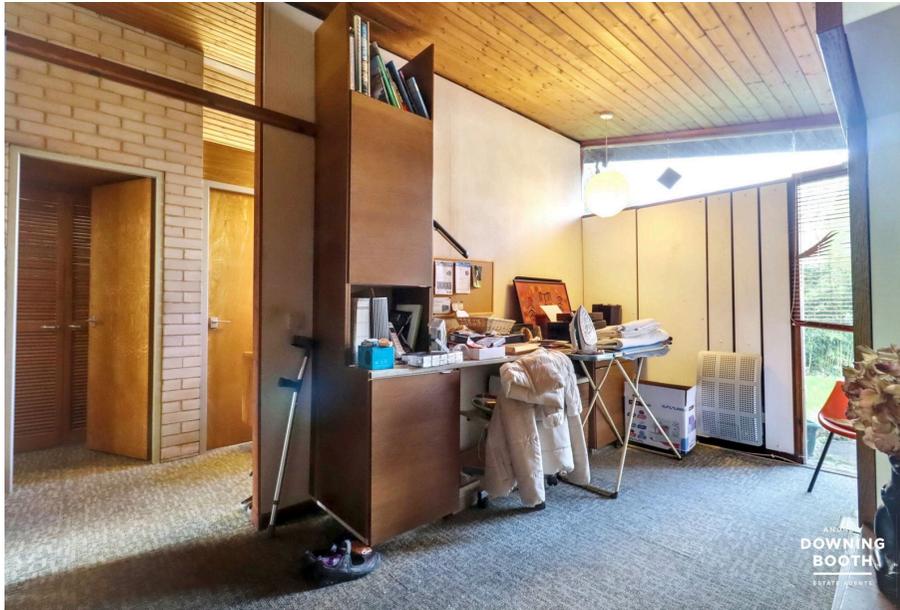


ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Chiptop, Park Lane, Bonehill, B78 3HY

£550,000

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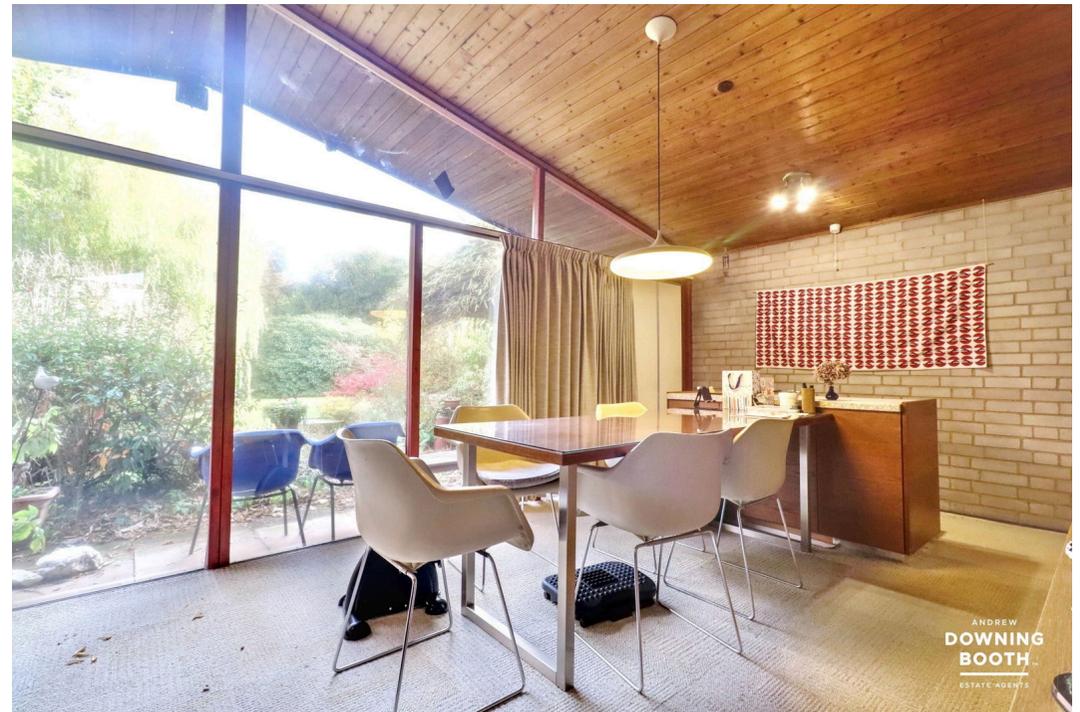


Welcome to Chiptop, a truly distinctive residence set along the desirable Park Lane in the sought-after village of Bonehill, offering exceptional character, generous living space, and picturesque surroundings.

Ideally located in the highly sought-after village of Bonehill, this property enjoys a peaceful semi-rural setting while remaining conveniently close to Tamworth town centre and its excellent range of shops, restaurants, and leisure facilities. The area is well served by highly regarded schools including The Rawlett School and St Leonard's Primary. Commuters benefit from easy access to the A5, M42, and M6 Toll, providing swift connections to Birmingham, Lichfield, and beyond. Nearby countryside walks and local parks add to the appeal, making this an ideal location for families and professionals alike.

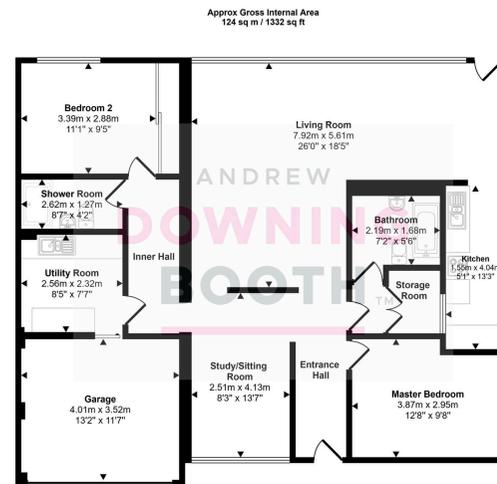
The accommodation is set across one floor, showcasing a versatile and architecturally designed open-plan layout with exceptional potential throughout. A welcoming entrance hall leads to a study/sitting room and a spacious living area that flows seamlessly into the dining space and fitted kitchen. From the rear of the kitchen lies the master bedroom and family bathroom, while to the opposite side of the property there is a utility room, a further double bedroom, and an additional shower room. This thoughtfully arranged layout is truly one of a kind, offering flexibility and individuality rarely found.

Viewing is highly recommended to fully appreciate the individuality, space, and potential this unique property has to offer.





- Two Bedroom Detached Bungalow
- Spacious Plot With Front & Rear Garden
- Utility Room
- EPC Rating: TBC
- Versatile & Architecturally Designed Open-Plan Layout
- Off-Street Parking & Garage
- Great Location Close To Local Amenities & Schools
- Council Tax Band: E



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.